

City of Fort Lauderdale Planning and Zoning Board STAFF REPORT

Case # 7-Z-08

August 20, 2008

Request:

Pursuant to ULDR Sec. 47-24.4, Rezoning, the applicant is requesting approval of a rezoning from RML-25 and RD-15 to RM-15.

Applicant	Edgewater, LLC.
General Location	3325 SW 15 th Ave.
Property Size	37,263 SF (0.86 acres)
Current Zoning	RML-25 and RD-15
Proposed Zoning	RM-15
Existing Use	9 Residential units
Proposed Use	12-unit Townhouse Development
Future Land Use Designation	Residential Medium-High and Medium
Proposed Land Use	To remain the same
Applicable ULDR Sections	Sec. 47-5.19 RM-15 Sec. 47-24.4 Rezoning Criteria
Project Planner	Yvonne Redding, Planner II

Background:

The proposed property consists of two separate zoning classifications. Approximately .44 acres is currently zoned RML-25 with a Medium-High land use designation. Approximately .41 acres is currently zoned RD-15 with a Medium land use designation. The applicant is proposing to down zone the RML-25 portion of the property to RM-15. They also propose to rezone the RD-15 portion to RM-15. This would provide a consistent zoning on the property, however the density would remain at the lower 15 classification. The fifteen units per acre would also remain consistent with the medium land use designation.

The RM-15 designation would allow the applicant to provide a unified development of townhouses. Currently, the allowed uses would be as follows:

Rezoning Analysis:

Existing Zoning "FROM"	Proposed Zoning "TO"
RML-25 Residential Low Rise Multifamily/Medium High Density District.	RM-15 Residential Low Rise Multifamily/Medium Density District.
Residential Dwellings	Residential Dwellings
One (1) Single Family Dwelling, Standard.	One (1) Single Family Dwelling, Standard.
Cluster Dwellings, see Sec. 47-18.9.	Cluster Dwellings, see Sec. 47-18.9.
Zero-lot-line Dwelling, see Sec. 47-18.38.	Zero-lot-line Dwelling, see Sec. 47-18.38.
Two Family/Duplex Dwellings.	Two Family/Duplex Dwellings.
Townhouses, see Sec. 47-18.33.	Townhouses, see Sec. 47-18.33.
Coach Home, see Sec. 47-18.10.	Coach Home, see Sec. 47-18.10.
Multifamily Dwelling.	Multifamily Dwelling.

AND

Existing Zoning "FROM"	Proposed Zoning "TO"
RD-15 Residential Single Family/Duplex/Low Medium Density District.	RM-15 Residential Low Rise Multifamily/Medium Density District.
Residential Dwellings	Residential Dwellings
One (1) Single Family Dwelling, Standard.	One (1) Single Family Dwelling, Standard.
Cluster Dwellings, see Sec. 47-18.9.	Cluster Dwellings, see Sec. 47-18.9.
Two Family/Duplex Dwellings.	Zero-lot-line Dwelling, see Sec. 47-18.38.
Zero-lot-line Dwelling, see Sec. 47-18.38.	Two Family/Duplex Dwellings.
	Townhouses, see Sec. 47-18.33.
	Coach Home, see Sec. 47-18.10.
	Multifamily Dwelling.

As you can see from the chart above there is no change from RML-25 to RM-15 as far as allowable uses are concerned, the change here is the reduction of density allowed on the property.

And as you can see from the chart the change from RD-15 to RM-15 is to allow townhouses, Coach Homes and Multifamily Dwellings, however there would be no change in the density allowed on the property.

Currently, to the south of this parcel the property is zoned Transportation and is located along side I-595. This property is owned by Broward County. The property to the north is zoned RD-15 and RS-8. The property located across SW 15th Avenue is zoned RM-15. As you can see from the attached zoning map, there is a mix of zonings in this area.

With the current zoning the applicant would be allowed to place 11 units on the RML-25 portion of the property and 6 units on the RD-15 portion of the property for a total of 17 units. The applicant is proposing 12 total.

RML-25	RD-15	Current allowed total	Proposed RM-15
11	6	17	12

This property is one development site and the dual zoning was applied to the property when the city initiated the citywide rezoning in 1997. All the properties abutting SW 15th Street were rezoned RD-15 running north-south with a depth of 115 feet, however, this did not take into account parcels with different configurations and alignments. The majority of this parcel is located in the higher density zone district.

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

1) *The zoning district proposed is consistent with the City's Comprehensive Plan.*

The future land use designation of this property is Residential Medium-High and Residential Medium. The proposed zoning of RM-15 is consistent with this future land use designation. The following Goals and Policies of the Housing Element of the City's Comprehensive Plan supports this application:

Goal 1: Preserve, enhance, and revitalize the City's existing neighborhoods. The proposed rezoning will facilitate the development of the subject property, which will represent appropriate and positive reinvestment into this older neighborhood.

Policy 1.1.2: Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single family uses. The proposed rezoning will continue to maintain the existing density thresholds in the area.

2) *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

There have been no significant changes in the character of development, and the proposed rezoning would not represent a substantial change to the character of the neighborhood, as densities will remain the same, which is mixed in housing type and density.

3) *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The proposed rezoning does not introduce a new use into this neighborhood, as the existing district is a Medium-High and Medium density district. The purpose of this rezoning request is to allow for an alternative housing type (townhouses).

Planning & Zoning Board Review Options:

If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City Commission for consideration.

If the Planning and Zoning Board determines that the criteria for rezoning have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26.B, Appeals, shall apply.

7-Z-08/8-20-08/ymr